

Minutes of the Land Use, Parks and Environment Committee – July 15, 2003

The meeting was called to order at 8:35 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, Scott Klein, William Mitchell, Daniel Pavelko, Vera Stroud; **Absent:** James Jeskewitz

Staff Present: Legis.Associate Sandra Meisenheimer

Also Present: Register of Deeds Mike Hasslinger, Real Estate Supervisor Steve Heric, Deputy ROD Chris Crouch, Program and Projects Analyst Jennifer Dubberstein, Planning and Zoning Mgr. Dick Mace, Parks System Mgr. Jim Kavemeier

Public Present: Kris Droegkamp; Duane and Darlene Strong,

Approve Minutes of June 24, 2003

Motion: Klein moved, second by Pavelko, to approve the minutes of 6/24/03. **Motion carried 6 – 0.**

Read Correspondence

1. Letter from the President of Southeast Area Land & Water Conservation Assn. to Governor Doyle expressing deep concerns regarding the budget sent by the legislature which includes the deletion of \$500,00 from DATCP's soil and water resource program
2. Correspondence list from the June 16 Executive Committee meeting.
3. Information on the Clean Sweep Household Hazardous Waste Collection Grant request.

Update on Optical Character Recognition (OCR) Project for Register of Deeds Office

Hasslinger distributed copies of the Register of Deeds Strategic Plan 2005 of which the OCR project is part of (Goal 1.4 on Page 7).

Kolb asked if the number of filings is increasing or leveling off. Hasslinger said it is still up. Recording documents is at about 3 days; the time it takes to get out the door is running 6 weeks. They still don't have the phones opened up. They're only answering phones in the Real Estate section from 3:00 to 4:30 p.m. so the staff can put their time and effort into the backlog. Hasslinger referred to the handout, "Production Analysis of Real Estate Section." He stated they've looked at what they can maximize within the staff they have – production levels of individuals, what are the hours committed on all levels, etc. Hasslinger said he is not trying to base the analysis on the bubble or the increase in refinancing but rather base it on the norm. They studied the space they have and figured out that with \$45,000 they could gain 2 additional workspaces, which will give them an increase in production of 150 papers per day. They are also looking at new technology that will help them be more productive, such as the Optical Character Recognition (OCR) system, which he went on to explain. This system could reduce the labor effort by speeding up the indexing of recorded documents currently handled by straight keyboarding. They will be working with Administration to see how it can be funded. A committee discussion continued. Hasslinger also explained new document technology such as e-recording and the use of escrow accounts to eliminate the need to transfer paper documents.

Consider Proposed Ordinance: 158-O-030 Amend the Zoning District Map of the Town of Merton Zoning Ordinance and the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the Town of Merton, by Conditionally Rezoning Certain Lands Located in Part of the NW ¼ of Section 15, T8N, R18E, Town of Merton, Waukesha County, Wis., from the B-3 General Business District to the R-3 Residential Dist. (SZT-1480)

Mace explained the location of the 10.2 acre site, which is on the south side of the Oconomowoc River, fronting on CTH "VV", east of the unincorporated area of North Lake in the Town of Merton. Mace continued to review significant issues as detailed under "Other Considerations" of the Staff Recommendation. All of the development will occur on top of the slope between the road and the first set of topographical lines. A private road will serve the six, two-family condominium structures as a Planned Unit Development. Stormwater management is the most significant issue for this property, and as noted in the Town's conditions, it is one of the three conditions of the Town Board, which must be complied with. Rezoning is subject to issuance of a Conditional Use Permit by the Town Plan Commission and the Waukesha County Park and Planning Commission. The Planning staff is recommending approval as the proposed use is an efficient and well-conceived plan for this property in concert with the County Development Plan. Discussion by the committee continued.

Motion: Jaske moved, second by Pavelko, to approve Proposed Ordinance 158-O-030. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 158-O-031 Amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code, for the Town of Oconomowoc by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ and SE ¼ of the SE ¼ of Section 24, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin, from the A-5 Mini-Farm District to the R-1 Residential District (SCZ-1469)

Mace explained the rezoning involving 11.5 acres located in the Town of Oconomowoc. The property in question contains approximately 16.5 acres of land with approximately 5 acres of wetlands located in the center. Presently the zoning is A-5 Mini Farm District (5 acre minimum lot sizes) and C-1 Conservancy District (no change proposed). Proposed zoning is to R-1 Residential District for single-family residential lots (1 acre minimum lot sizes). The petitioner is proposing to divide the property into six residential lots, ranging in size from 1.17 acres to 4.46 acres. The rezoning does comply with the County Development Plan. The Planning staff is recommending approval with five conditions as outlined in the staff recommendation. It is felt, as conditioned, the development of the property will allow for the preservation of conservancy lands while allowing a low density, infill development. The proposal complies with both the Town and County Land Use Plans. The committee asked questions and discussion continued.

Motion: Klein moved, second by Jaske, to approve Proposed Ordinance 158-O-030. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 158-O-032 Amend the District Zoning Map of the Town of Eagle Zoning Ordinance by Conditionally Rezoning Certain Lands Located in Part of the NW ¼ of Section 34, T5N, R17E, Town of Eagle, from the A-P Agricultural Land Preservation District to the Residential Holding District (ZT-1470)

Mace stated that the LUPE Committee considered this zoning amendment on February 18, 2003, at which time the ordinance was tabled and returned to the Town for their consideration of two conditions of rezoning, as outlined in the Staff Recommendation, which the LUPE Committee was desirous of within the ordinance. Chair Kolb allowed Duane Strong to speak. Mr. Strong said he bought the property in 1987 and had the 35-acre parcel divided into four lots for single family homes, with a minimum of five-acre lot sizes. He said he may build on one of them. The Planning staff continues to recommend approval as it now has been conditioned and complies with both the

Town and County Land Use Plans. The committee continued to discuss some of the issues surrounding this rezoning request.

Motion: Jaske moved, second by Pavelko, to approve Proposed Ordinance 158-O-032. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 158-O-033 Amend the Towns of Genesee and Delafield District Zoning Maps of the Waukesha County Zoning Code and the Town of Delafield Zoning Ordinance by Rezoning Certain Lands Located in Part of the NE ¼ of Section 1, T6N, R18E, Town of Genesee, and the SE ¼ of Section 36, T7N, R18E, Town of Delafield, from the A-1 Agricultural District to the P-I Public and Institutional District (Town of Genesee/County) and the P-1 Park and Recreational District (T/Delafield) (CZ-1487)

Mace explained the rezoning amendment, which involves a parcel located in the Town of Genesee and developed as part of the improvements to the Retzer Nature Center. The lands in the Town of Delafield will not contain any improvements with the exception of the existing entrance drive.

Mace showed the site plan for Retzer Nature Center. The Planning staff is recommending approval of the rezoning which conforms with the Waukesha County Land Development, the Park and Open Space Plan, the Town of Delafield Land Use Plan, and is compatible with the other uses in the area.

Motion: Jaske moved, second by Klein, to approve Proposed Ordinance 158-O-033. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 158-O-034 Authorization to Sell ±27.7 Acre Parcel Owned by Waukesha County and Purchase a ±40.0 Acre Parcel Owned by Kingsway Land Development LLC in the City of Pewaukee

Kavemeier distributed copies of the Pewaukee River Greenway Project and continued with a power point presentation. The committee asked questions as Kavemeier proceeded through his review of the project. Kavemeier explained the ordinance, which authorizes acquisition of approximately 40 acres for future parkland and/or open space development through the Walter J. Tarmann Fund at an estimated cost not to exceed \$252,500. An additional \$135 is estimated for costs associated with the property acquisition. The ordinance also authorizes the sale of a 27.7-acre parcel for \$478,605, less costs of \$1,450, which leaves net proceeds at \$477,155.

Motion: Jaske moved, second by Pavelko, to approve Proposed Ordinance 158-O-034. **Motion carried 6 – 0.**

Motion to adjourn: Jaske moved, second by Pavelko, to adjourn the meeting at 10:40 a.m. Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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